



MOVE OUT COSTS/CLEANING/REPLACEMENTS

We hope you have enjoyed your residency. In order to assist you with a smooth transition we have developed a move out cost schedule. Your signed lease agreement requires that the house be fully cleaned and the carpet be vacuumed, professionally cleaned prior to turning in your keys. However, if you choose not to clean prior to turning in keys, the following charges may be charged back to your account. The prices given below are general estimates and may vary depending upon the specific needs of your house. Items requiring replacement due to damage, missing, etc. will also be charged back to your account. You will not be charged for normal wear and tear. If you do a good cleaning job and nothing is damaged you have nothing to worry about.

TRASH REMOVAL	\$25/BAG	WINDOW GLASS	\$500
REFRIG/FREEZER	\$50	WALL HOLES	\$15-\$100
OVEN	\$50	PAINT PER WALL	\$150 COAT
VENT HOOD	\$10	FIRE EXTINGUISHER	\$20
DRIP PANS	\$10 EA	SCREEN	\$30
STOVE	\$35	COUNTERTOPS	\$100-250
COUNTERTOPS	\$10	WASHER/DRYER	\$475
CABINETS	\$10 EA	TOWEL BAR	\$35
DISHWASHER	\$10	LIGHT FIXTURES	\$35-100
TUB/SHOWER	\$50 EA	LIGHT BULBS	\$10
TOILET	\$20 EA	BLINDS	\$35
SINKS	\$10 EA	VINYL	\$100-150
MIRROR	\$10 EA	ELEC. OUTLET COVER	\$5
BLINDS	\$50 EA	STAIR RAIL	\$40
WINDOWS	\$10 EA	KEYS	\$250
WINDOW SILLS	\$10 EA	LOCKS	\$40
WASHER/DRYER	\$10 EA	MIRRORS	\$50-100
KITCHEN FLOOR	\$15	DOOR/DOOR FRAME	\$50-250
BATH FLOOR	\$15 EA	REFRIG	\$1000
ENTRANCE FLOOR	\$10	STOVE/OVEN	\$800
DOORS	\$150 EA	APPLIANCE PARTS	\$50-150
CARPET NOT VACUUMED	\$30/RM	CARPET	\$500-2500
CARPET CLEANING	\$350	AIR FILTER	\$25
GARAGE	\$100	BACK PORCH/PATIO	\$100
YARD/FLOWER BEDS	\$75		



Dear NEW Resident,

Welcome to your new Home! We extend a warm greeting from Great GA Rentals and hope you will be happy. It is important to monitor your email during your residency. Email is our most common form of correspondence. Included in this letter you will find useful information regarding your stay in one of our homes.

Move-In Inspection Sheet (received at move in)

The Move-In Inspection sheet is for you to fill out and return via email, drop box, or mail in. The form is laid out room by room and designed to document any imperfections as well as any maintenance issues that may have been overlooked. We ask that you live in the home for 3-4 days before turning this in to get an overview of the property. Once the move-in sheet is returned our vendor will contact you personally to schedule a time for service. It is our goal to address issues all at one time. Please call the office and submit a work order through the tenant portal if you find a water leak or the HVAC is not working properly. Moving forward work orders are submitted through the tenant portal by the tenant.

Property Management Contact information

Hours of operation are Monday through Friday 9:00 AM - 5:00 PM.

Rent

Rent is due on the 1st of the month and late after the 3rd. On the 4th of the month a late fee is automatically charged if an account doesn't have a zero balance. Rent is due on the day you move in or the lease start date. Rent can be paid online with a checking or savings account (Routing and Account Number) at Zero cost or by card with 2.99% interest through the Tenant Portal. Please note Great GA Rentals is not responsible for fees related to payment by card.

Pet Policy

It is our company policy no aggressive breeds, one pet per property, no puppies or kittens and pets not to exceed 45 pounds. Permission to have a pet must be granted prior to obtaining a pet and signing the lease. An "illegal" pet may not be granted permission and fines apply. If you are in a roommate situation, roommates must give consent.

Great GA Rentals must approve all pets by photo prior to signing a lease. A Pet Exhibit is required to have a pet including service animals. Visiting pet(s) are strictly prohibited.

Maintenance Requests

All maintenance requests are submitted through the online Tenant Portal. Tenant Portal is available on our website at www.greatgarentals.com . Go to property management, then resident portal, then Maintenance Request. It is helpful to be specific and, if possible, include photos as to the problem you are experiencing. Our vendor will contact you directly to schedule a day and time. If you need a reset password let us know. Maintenance requests are responded to usually within 24-48 hours. Leaks and HVAC issues are considered an emergency and addressed the same day.

Changes/Updating

Changing the locks, painting, adding outdoor storage, a burn pile, trampoline or pool is strictly prohibited. No exceptions.

Air Filters

It is your responsibility to change air filters in your unit. The frequency of changing the air filter is determined by the type of air filter you purchase. The air filter controls the well being of your unit and air quality. It is important to routinely replace the air filter and to keep the air free of dust and particles naturally found in the air. Routinely replacing the air filter also prevents disruptions in service. If a service call is determined to be the result of a dirty air filter, the service call will result in a chargeback to your account.

Carpet

Carpet was clean upon move in. A receipt by a professional carpet cleaning company must be provided at move out to avoid a chargeback.

Room Keys (College Housing)

We do not provide bedroom locks. However, if you decide you want to have a bedroom lock make sure the office has a key. We have to be able to access each room for maintenance and in the event of an emergency. Remember to reinstall the original door knob upon moving out.

Parking

Most all properties have parking pads or parking lots. Please park on the designated parking pad. If you park on the grass you risk damage to plumbing, unnecessary expenses and being towed.



Lights

Use of **LED** strip, tape, or ribbon light is prohibited. Use may result in a fine no less than \$500 as a result of damage caused by use.

When should I expect my deposit back?

We ask that all tenants provide a forwarding address upon move out. A walk through of the home should be scheduled within 5 days of lease termination. This walk through will determine any damages or full return of deposit. **Security deposit will be returned within 30 days after the lease end date.**

We hope this information has been helpful and look forward to an awesome year!

Welcome Home!

Great GA Rentals

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